



Zoning Board of Appeals Agenda
Wednesday, January 19, 2022
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7423

ZBA 003-21

Applicant
Ward 1

111 South Perryville Road

Lamar Advertising

Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-2, Limited Commercial Zoning District (**Referred back to ZBA by City Council**)

Laid over from July, August, September, October, November & December

ZBA 049-21

Applicant
Ward 13

622 Tay Street

Nathan Gottschalk for Northwest Recovery

Special Use Permit for outdoor storage of towed passenger vehicles up to full-size work vans and trucks in an I-2, General Industrial Zoning District

Laid over from October, November and December

ZBA 060-21

Applicant
Ward 11

2308 20th Avenue

Gidion Solanki

Special Use Permit for outdoor storage of a shipping container in an I-1, Light Industrial Zoning District

ZBA 061-21

Applicant
Ward 8

1828 East Gate Parkway

Andrew & Tiffany Richards

Variation to reduce the rear yard setback from 30 feet to 17 feet and a **Variation** to allow the existing six-foot front yard setback to continue along Westgate Parkway for a 17' by 18' house addition in an R-1, Single family Residential Zoning District

ZBA 062-21

Applicant
Ward 3

601 East Jefferson Street

Attorney Andrew Vella for Jose F. Serrano

Special Use Permit for a used car lot in a C-4, Urban Mixed-Use Zoning District

ZBA 063-21

Applicant
Ward 5

4650, 4680, 47XX, 48XX, 4848 and 49XX South Main Street

Attorney Tony Phelps for Saratoga Group, Inc.

Zoning Map Amendment from Winnebago County RMH and CC to City R-3, Multi-family Residential and a **Special Use Permit** for a mobile home park in an R-3, Multi-family Residential Zoning District

See format on next page

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, January 24, 2022 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, February 7, 2022**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.